

North Georgia News

Legal Notices for January 29, 2014

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Efriede Frieda H. Oswald, Deceased
All debtors and creditors of the Estate of Efriede Frieda H. Oswald, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 3rd day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Marion W. Foster, Deceased
All debtors and creditors of the Estate of Marion W. Foster, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 30th day of December, 2013.
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of James W. Jones, Deceased
All debtors and creditors of the Estate of James W. Jones, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8,12#8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Bretney Martin Turner, Deceased
All debtors and creditors of the Estate of Bretney Martin Turner, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8,12#8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Evelyn Kay Jones, Deceased
All debtors and creditors of the Estate of Evelyn Kay Jones, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 14th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8,12#8

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA, COUNTY OF UNION

IN RE: Estate of Nettie B. Conley, Deceased
All debtors and creditors of the Estate of Nettie B. Conley, deceased, late of Union County, Georgia, are hereby notified to render their demands and payments to the Personal Representative(s) of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Personal Representative(s).
This 9th day of January, 2014.
By: Kristin Stanley,
Clerk of the Probate Court,
65 Courthouse Street, Suite 8
Blairsville, GA 30512
N.Jan15,12,29#8,12#8

PUBLIC COMMENT NOTICE

1122200-PE UNION COUNTY, Pl# 122200
Public comment notice is given that Surface Transportation Program funding in the total amount of \$400,000 is being added to the State Transportation Improvement Program for Preliminary Engineering of Georgia Department of Transportation Project Pl# 122200- which is the Widening of SR 112/125 to 30' on CR 304 NORTH to US 236. The total PE estimate is \$400,000. This notice is required by the MAP-21 federal transportation law. Comments should be directed to Cindy Van Dyke, State Planning Administrator, at 01/29/2014, 01/29/2014, 01/29/2014, 01/29/2014. www.rubiniulbln.com/property-listings.php
N.Jan15,12,29#8

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

By virtue of a Power of Sale contained in that certain Security Deed from Jeremiah Joshua Hampton to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Real Estate Mortgage Network, Inc., a New Jersey Corporation, dated January 16, 2009, recorded January 28, 2009, in Deed Book 786, Page 481-482, Union County, Georgia (L/KA COUNTRYWIDE HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2014, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING BEING THE WEST 1/2 OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 10 WEST, SECTION 18, LAND LOTS 289 AND 290 OF UNION COUNTY, GEORGIA, CONTAINING 2 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF THE WEST RIGHT OF WAY OF ROAD NO. 206 AND THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE WEST OF COURSE ROAD, 206 TWO (2) COURSES AND DISTANCE, SOUTH 10 DEGREES 59 MINUTES 22 SECONDS WEST 302.91 FEET, S 39 DEGREES 16 MINUTES 49 SECONDS W CH 193.56 FEET; THENCE FOLLOWING THE WEST RIGHT OF WAY OF COURSE ROAD 129 FOUR (4) COURSES AND DISTANCE, S 87 DEGREES 45 MINUTES 16 SECONDS W 39.02 FEET, S 62 DEGREES 02 MINUTES 02 SECONDS W 78.94 FEET, S 59 DEGREES 59 MINUTES 46 SECONDS W 32.48 FEET, S 65 DEGREES 45 MINUTES 47 SECONDS W 100.00 FEET, S 65 DEGREES 17 DEGREES 23 MINUTES 06 SECONDS W 175.46 FEET TO A POINT ON THE EAST RIGHT OF WAY OF STATE ROAD 325; THENCE FOLLOWING THE EAST RIGHT OF WAY OF STATE ROAD 325 TWO (2) COURSES AND DISTANCE, N 51 DEGREES 55 MINUTES 44 SECONDS E CH 337.55 FEET, N 42 DEGREES 08 MINUTES 45 SECONDS E 191.38 FEET TO THE POINT OF BEGINNING AND BEING COMMONLY KNOWN AS: 489 WALKER FARM CIRCLE, BLAIRSVILLE, GA 30512
Said legal description being controlling, however the property is more commonly known as 489 Walker Farm Circle, Blairsville, GA 30512.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default, the owner and party of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect attorney's fees having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the sale: (a) any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party of said Security Deed and Note, the indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect attorney's fees having been given) and all other payments provided for under the terms of the Security Deed and Note. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (which is not required by law to do so) is: Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP, Loss Mitigation Dept., 7105 Corporate Drive, PTX-A-2714, Plano, TX 75024, Telephone Number: 800-846-2222. BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, LOSS MITIGATION DEPT., 7105 CORPORATE DRIVE, PTX-A-2714, PLANO, TX 75024. THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
N.Jan15,12,29#8

NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF UNION

By virtue of a Power of Sale contained in that certain Security Deed from Jeremiah Joshua Hampton to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Accredited Home Lenders, Inc., dated February 20, 2007, recorded February 28, 2007, in Deed Book 694, Page 21-36, Union County, Georgia (L/KA COUNTRYWIDE HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS SERVICING, LP, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Union County, Georgia, within the legal hours of sale on the first Tuesday in February, 2014, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING THE WEST 1/2 OF SECTION 18, TOWNSHIP 12 NORTH, RANGE 10 WEST, SECTION 18, LAND LOT 289 OF UNION COUNTY, GEORGIA, AND BEING LOT 2, CONTAINING 0.9192 ACRES, MORE OR LESS, AS SHOWN ON PLAT 2300/00, with interest thereon as provided herein, DATED MARCH 11, 2004 AND RECORDED IN UNION COUNTY RECORDS IN PLAT BOOK 56, PAGE 316, SAID PLAT IS INCORPORATED HEREIN, BY REFERENCE HERETO. THE ABOVE DESCRIBED PROPERTY. SUBJECT TO RESTRICTIONS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 583, PAGE 164.
SUBJECT TO ROAD EASEMENT AS SHOWN ON PLAT 2300/00.
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AS RECORDED IN UNION COUNTY RECORDS IN DEED BOOK 470, PAGES 638-640.
SUBJECT TO A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE USE OF THE SUBDIVISION ROADS FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED PROPERTY.
Legal description being controlling, however the property is more commonly known as 299 Meadowview Drive f/k/a 4884 Meadowview Lane, Morganton, GA 30556.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorney's fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed and Note. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the sale: (a) any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants; and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is Jeremiah Joshua Hampton, Jeremiah Joshua Hampton.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.
The entity having full authority to negotiate, amend or modify all terms of the loan (which is not required by law to do so) is: Select Portfolio Servicing, Inc., Loss Mitigation Dept., P.O. Box 65250, Salt Lake City, UT 84165, Telephone Number: 888-818-8032. U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE CERTIFICATEHOLDERS CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2007-AHL3 as Attorney in Fact for JEREMIAH JOSHUA HAMPTON
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW, IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092
Telephone Number: (877) 813-0992
Case No. SP5-09-3609-9
Ad Run Dates 01/08/2014, 01/15/2014, 01/22/2014, 01/29/2014
www.rubiniulbln.com/property-listings.php
N.Jan15,12,29#8

PUBLIC NOTICE OF OPPORTUNITY TO COMMENT ON U.S. ARMY

CAMP FRANK D. MERRILL PROPOSALS
USDA - Forest Service
Chattahoochee-Oconee National Forests
Blue Ridge Ranger District
The USDO Forest Service is requesting public comment on the following proposals received from the U.S. Army that involve improvements to the ammunition storage (AS) facility along the edge of the existing gravel pad (help) at the Camp Frank D. Merrill training facility located on National Forest System lands near Dahlhogee Georgia, as follows:

Proposed to install six (6) Ammunition Storage Containers (ARMAG's) on an existing concrete foundation. The new ARMAG containers would require approximately 700 feet of buried telecommunication line to be installed along the edge of the existing paved access road and one power pole within the existing storage area. A new gravel pad would be installed in the lawn area adjacent to the existing concrete pad (help) at the Camp Frank D. Merrill training facility. The new containers are being installed.

Proposed to install eight (8) surface mounted LED lights on the existing concrete helix. The new LEDs will require installation of approximately 80 feet of buried power line from the nearest power source and installation of a new power line around the perimeter of the concrete helix.

For detailed descriptions and other information about these proposals, contact Jake Cowart at (706) 745-6928 or visit the Blue Ridge Ranger District Office at 2042 Hwy 515 W. Blairsville, GA 30512.
The proposal may be categorically excluded from documentation in an Environmental Assessment or an Environmental Impact Statement pursuant to 36 CFR 220.8(e). The public participation process will be established per 36 CFR 215 and the judicial ruling in Sequoia Forestkeeper v. Tidwell.

How to Comment and Timeframe
Written comments must be submitted to: Andy Baker, District Ranger, 2042 Hwy 515 W, Blairsville, GA, 30512. The office business hours for those submitting oral or hand-delivered comments are: Monday through Friday 8:00 to 11:30 AM and 12:30 to 4:30 PM, excluding holidays. The telephone number to call to comment or to request more information is 706-745-6928. Recent comments must be submitted in a format such as an email message, plain text, or rich text format (.rtf), or a .doc (.doc) to albak@fs.fed.us. In cases where a non-identifiable name is attached to a comment, a scanned signature is one way to provide verification.

It is the responsibility of persons providing comments to submit them by the close of the comment period. Only those who submit timely and substantive comments will be included in the public record. Individuals and organizations wishing to be eligible to appeal must meet the information requirements of 36 CFR 215.6.

NOTICE OF SALE UNDER POWER, UNION COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Whither Daniel Parker to Mortgage Electronic Registration Systems, Inc. as nominee for Primary Capital Advisors, LLC dated 12/19/2003 and recorded in Deed Book 503 Page 728, Union County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of \$ 179,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Union County, Georgia, within the legal hours of sale on February 04, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property: All that tract of parcel of land lying and being in the 9th District, 1st Section, Land Lot 114 of Union County, Georgia and being Lot Eighty Two of the Sanctuary at Lake Nottely Subdivision, containing 1.036 acres, more or less, as shown on a plat of survey made by Rochester & Associates, Inc. dated February 4, 2002 and recorded in Union County records in Plat Book 48, Page 150. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

All that tract of parcel of land lying and being in the 9th District, 1st Section, Land Lot 114 of Union County, Georgia and being Lot Eighty Two of the Sanctuary at Lake Nottely Subdivision, containing 1.036 acres, more or less, as shown on a plat of survey made by Rochester & Associates, Inc. dated February 4, 2002 and recorded in Union County records in Plat Book 48, Page 150. Said plat is incorporated herein, by reference hereto, for a full and complete description of the above described property. The debt secured by said Security Deed has been and is hereby declared due because of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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